



Town of Arlington, Massachusetts
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Meeting Minutes 02/07/2006

APPROVED

TOWN OF ARLINGTON
MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, FEBRUARY 7, 2006

PRESENT: John Cole, Chair Mark Miano
 William Shea, Vice Chair Martin Thrope
 Robert Juusola

ABSENT: Charles Stretton
 Brian Sullivan

PARTICIPANTS: Greg Carrell, Carrell Group
 Stefan Chaires, DRA
 Chief McEwen, Arlington Fire Department
 Kevin Nigro, PMA

Meeting called to order at 7:30 p.m.

DALLIN SCHOOL UPDATE

- Mr. Chaires gave an update on the Dallin School closeout status. He finished monetizing the punch list, which is comprised of three pieces: site work, architectural punch list (\$343,250), and outstanding work (PMA \$496,065). Subcontractors have been contacted to finish up items during the four days of February vacation when the school will be empty. Mr. Chaires has discussed with the mechanical contractor the issue of heating in the kitchen, which should always have heat. Mr. Miano asked if an exterior window high on the kitchen wall may cause a problem, but was told it shouldn't. Mr. Chaires reported that fire lane markings would be completed in the spring.
- **MOTION:** Mr. Chaires submitted Pay Requisition #18 for \$108,391.19 – 99.3% completion. The retain age is \$496,065.13. Mr. Nigro reviewed this and it looks fine to him. Mr. Shea motioned to pay Pay Requisition # 18. Mr. Juusola seconded the motion, which was passed unanimously.
- **CHANGE ORDERS:** Mr. Chaires submitted PCO Request #55 for Systems Contracting to provide protective cages over exterior emergency lights for \$1964.00. This was reviewed by Griffith and Vary and deemed appropriate.
- Mr. Chaires submitted PCO Request #57 for \$3280 to furnish and install temperature controls for the boilers. Griffith and Vary reviewed it and it looks OK to them.
- **MOTION:** Mr. Shea motioned to approve PCO# 55 and #57. Mr. Miano seconded the motion, which was passed unanimously.
- Discussion ensued regarding the letter from Castagna requesting additional compensation. Mr. Chaires does not agree with many of the conditions of the letter, including the timelines and various issues that Mr. Castagna raises in his letter. Mr. Nigro has a paper trail regarding the issues that conflict with Mr. Castagna's letter. Issues include demolition being behind schedule, concrete people not working full days, steel delivery delayed two weeks (which became 3 to 4 weeks because concrete had not cured), inconsistent staffing, delay of critical shop drawings for review, a delay in the masonry mock up, lack of coordination of steel and concrete deliveries which resulted in less time to complete some work (which resulted in customer over time and additional PMA costs).
- Mr. Chaires believes Mr. Nigro and he have covered the issues well and have a documented paper trail to support their stand.
- Mr. Thrope asked if we need anything further from Castagna. Mr. Nigro answered that he does not believe Castagna would default on the contract and will finish the punch list.
- Mr. Shea does not support paying the additional amount to Castagna.

- Mr. Cole stated that although the town does not have a contractual case to pay extended money, the board granted Castagna an extension of 38 days, which resulted in an extension of 60 days. The time period from 38 days to 60 days shouldn't be compensated. In the best-case scenario, the town should consider compensating Castagna for 2/3 of what they are requesting (approximately \$60,000), minus the \$21,000 in costs the town incurred due to the delays. The total would be approximately \$40,000.
- Mr. Chaires reminded the committee that Castagna may request arbitration and there are costs associated with that.
- Mr. Juusola stated that he couldn't justify paying an additional \$45,000 for doing a good job.
- **MOTION:** Mr. Shea motioned to instruct DRA to respond with justification to the Castagna letter of 1/11/06 to deny additional payment. Mr. Thrope seconded the motion, which was passed by a vote of 4 to 1. Mr. Cole voted against.
- Mr. Nigro requested that not all information be provided in the letter in case it goes to arbitration. Some information should be disclosed at a later point in the process.
- Mr. Chaires reported that light covers to reduce glare and to direct lighting downward for Dallin and Peirce lighting cost \$150 each. Mr. Shea suggested purchasing a few to determine how it works.
- Mr. Nigro stated that the temporary occupancy permit expires this week. Mr. Sullivan was going to speak to Michael Byrne about that. Mr. Sullivan was also going to speak to DPW about bollards for the Dallin. Mr. Chaires would like to speak to Jeff Doogan about the issue before writing a letter, but would like to confirm the status regarding the chain and bollards beforehand.
- Mr. Cole requested that the board document that the issue is being addressed and send it to Mr. Byrne and Mr. Bruno.
- Mr. Shea suggested that the board also write a letter to the Parks and Recreation Commission regarding this issue. Mr. Chaires would like a copy of that letter.

PARK CIRCLE FIRE STATION

- Mr. Carrell reported that he has finalized plans, building sections, has made good progress on plumbing and HVAC. The civil engineer is starting his drawings. He has completed an advertisement draft for the modular building. The fact that construction cannot proceed until modular is in place is in the bid documents. Expected timeline is that modular building bidding occur in February. Bids will be received in March. General bids are to go out in mid-April and received in May. The plan is that the modular be in place by then. The modular should only take a couple of weeks to put in.
- Mr. Cole questioned if permissions is required from anyone else for the modular to build.
- Chief McEwen said that the land is town owned and has been approved for the modular. He has spoken to Michael Byrne, the town inspectors, and the MWRA and everyone is all on board for the modular and construction. Chief McEwen will follow through on anyone else that should be notified as a courtesy.
- Mr. Shea asked what paperwork needs to be reviewed by John Maher before it goes out to bid. Mr. Carrell will contact him tomorrow.
- Mr. Cole requested that the schedule include time for additional review of the documents by a third party. He will contact PMA about reviewing the plans and get a price.
- Mr. Carrell reported that the drawing are 15%-20% complete. Both design and development are occurring simultaneously, which is why 15-20% complete is not reflective of the true progress that has been made. By the end of the month, 75% complete.
- Mr. Shea requested that when sizing the duct work for the gas fired efficiency units and condensers, to treat the building as a residence due to the proximity of the neighbors.
- Mr. Cole suggested having an engineer conduct decibel testing for both the neighbors and the inhabitants of the fire station. Mr. Cole stated that 35 decibels is the level used for schools, however Mr. Shea believes that is too high for this type of building.
- Mr. Carrell stated that the drawings will be ready for review the first of March, and would need them back by March 15th before going to the Redevelopment Board as a courtesy.
- Mr. Cole requested that Mr. Carrell write a letter regarding the project schedule so that town meeting may have it.
- Discussion ensued regarding how many bids Mr. Carrell expects. Mr. Carrell expects 5 to 6 bids, and mentioned such companies as Construction Dynamics, Barr Inc., Castagna Construction.
- Mr. Shea suggested that storage for the contractor needs to be considered. Chief McEwen will talk to the town manager about this. Mr. Carrell will return on March 7 with initial drawings.

INVOICES

The following invoices were presented for payment:

1. Gordon Lecells Wurlitzer Invoice #BOSTB33398-0 for \$19,922.90 for musical equipment.
2. Gordon Lecells Wurlitzer Invoice #BOSTB33398-1 for \$2161.50 for cassettes, cds, etc.
3. RICOH Invoice #F102100213-12 for \$57.00 for toner.
4. Mega Medical Supply Invoice #1011508-03 for \$250.00 for a medical cart.
5. RPB System Services Invoice #64657 for \$5630.00 for a risograph.
6. CDW Government Inc. Invoice #VZ12720 for \$1584.99 for computer
7. Claudia Bertolli Invoice #174 for \$2750.00 for technical services.
8. Staples Invoice #3063571554 for \$670.10.
9. Dell Invoice #K26572210 for \$470.34.
10. Dell Invoice #K00320604 for \$450.00.
11. Dell Invoice #K25527091 for \$1398.37.
12. Arlington Coal and Lumber Invoice #198008 for \$207.41.
13. RICOH Invoice #500114 for \$4636.80.
14. RICOH Invoice #500115593 for \$10,290.00.
15. Integrated Contract Design for three invoices from the following vendors:
 - Equipment Environments Inc. Invoice #15466 for \$49.95
 - Gordon Lassalle Music Invoice #BOSTB33398-0 for \$15806.90.
 - Monitor Equipment Invoice #5319 for \$4284.28.

Mr. Shea motioned to approve the above-mentioned invoices. Mr. Juusola seconded the motion, which was passed unanimously.

PMA December Invoice #2574-16 for \$26,751.33. Mr. Shea motioned to approve payment, with Mr. Thrope seconding the motion, which was passed unanimously.

DRA Invoices #43 for \$203.11 for reimbursable expenses.

DRA Invoice #44 for services through 12/31/05 for \$18,406.25.

DRA Invoice #45 for \$7362.50, which represents 100% completion.

Foley & Buhl Engineering Invoice #6, Project #99015.04 from DRA for \$77.00 for structural testing program.

Mr. Shea motioned to approve the four DRA (and DRA related) bills. Mr. Thrope seconded the motion, which was passed unanimously.

Conn Kavanaugh Invoice #29108 for \$165.70 for services relating to the Hardy School. Mr. Shea approved this invoice, requesting that it be sent to John Maher for payment. Mr. Miano seconded the motion, which was unanimously passed.

OTHER BUSINESS

Mr. Cole commended Mr. Shea for his work on the Ottoson audit.

Discussion ensued regarding filling the vacant seats on the board. Mr. Addelson is no longer employed with the town and his seat is therefore vacant.

NEXT MEETING

The next meeting is scheduled for February 21 at 7:30 p.m. in the first floor conference room of the Town Hall Annex.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Vicki Good